



280 000 €

For sale apartment

1 room

Surface : 38 m²

Surface of the living : 20 m²

Year of construction : 1968

Exposition : Est

View : Citadine

Hot water : Collective

Inner condition : A rafraichir

Standing : residential

Building condition : good

Features :

lift, double glazing, gated, Parc sécurisé,

air conditioning, residential, electric

shutters

1 terrace

1 shower

1 WC

1 cellar

Legal information

280 000 € fees included

5,86% VAT of fees paid by the buyer

(264 500 € without fees), well

condominium(966 lots in the

condominium), annual current expenses

1 872 €(156 € monthly), no current

procedure, information on the risks to which

this property is exposed is available on

georisques.gouv.fr.



Apartment 2603 Cannes

Notre Dame des Pins, in the heart of our beautiful Basse Californie neighborhood within a high-quality residence in a secure park, ideally located just steps from the Croisette and the beaches, comfortable studio apartment of 38.02m² with a 7m² East-facing terrace on the ground floor. Renovated apartment in excellent condition, easily convertible into a one-bedroom. Sold with a spacious cellar with elevator access, and with the option to purchase a large underground parking space (car + motorcycle) for an additional €27,000 including agency fees. A great opportunity for this property with strong seasonal rental and conference potential in a quiet, residential setting!

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D
Estimated annual energy between 670 and 906 € (reference year 2023)
Document non contractuel - 18/10/2025



AGENCE DE LA SOURCE - 24 boulevard Alexandre III - 06400 CANNES

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CPI 0605 2016 000 004 179 - CCI Nice Côte d'Azur 21 bd Carabacel 06 000 NICE - Validité 16-02-2025

Garantie par GALIAN 89 rue de la Boétie 75 008 PARIS